

Highridge

Marshwood Bridport Dorset DT6 5QJ

A bright and spacious two bedroom semi detached cottage enjoying an edge of village location providing some of the finest rural and distant coastal views over the Popular Marshwood Vale and Lyme Bay.



- Semi detached two bedroom cottage
 - Driveway & garage
- LPG Central heating & PV Solar panels
- Spectacular views over the Marshwood Vale
 - Edge of village location

Guide Price £395,000 Freehold

Axminster Sales 01297 33122 axminster@symondsandsampson.co.uk







THE PROPERTY

Highridge comprises a two bedroom semi detached cottage built principally with colour washed elevations under a tiled roof. The Property is situated on the outskirts of this linear village providing spectacular views over the popular Marshwood Vale with distant views of Lyme Bay.

ACCOMMODATION

The bright and spacious living accommodation provides an impressive reception room alongside a kitchen breakfast room with a central island, all of which enjoy stunning rural views. There is also a useful utility area and ground floor bathroom further complimented by an LPG central heating system and UPVC double glazing to most openings. On the first floor are two double bedrooms and an ensuite facility. There is also a further room with a restricted door height and restricting ceiling height. Other benefits include Photovoltaic solar panels and a well placed timber summer house.

SITUATION

The property is situated on the edge of the village of Marshwood. Marshwood has a garage to its centre and a church, primary school and public house to the outskirts. The village road gives swift access to both Axminster and Bridport. Bridport is a bustling market town, which has a history of rope-making and is now a gateway to the Jurassic, World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the East and Axminster to the West. Walking, water sports and riding opportunities are plentiful in the area, with many walks starting from the town itself. Communication links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

OUTSIDE

The property is approached via a timber gateway leading to a driveway providing off-road parking and granting access to the detached timber garage. The majority of the gardens lies to the side of the property incorporating a wealth of plants and shrubs. Within the grounds are strategically placed seating areas where the views can be fully appreciated . In the far corner is a timber summerhouse.

SERVICES

Mains electric $\&\, {\rm water}.$ Private drainage and LPG heating system.

Broadband: Ultrafast available

Mobile network coverage: Limited indoors, likely outdoors. Source- Ofcom.org

LOCAL AUTHORITY

Dorset Council - 01305 251010 Council tax band D

MATERIAL INFORMATION

The private drainage system may not comply with current building regulations and it is recommended that any potential purchaser investigates this. There is spray foam insulation in the roof space. The property is at very low risk of flooding from both rivers & seas and surface water. Source- Gov.uk



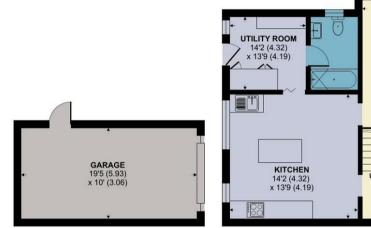




Marshwood, Bridport

Approximate Area = 1139 sq ft / 105.8 sq m Limited Use Area(s) = 35 sq ft / 3.3 sq m Garage = 195 sq ft / 18.1 sq m Total = 1369 sq ft / 127.2 sq m For identification only - Not to scale





GROUND FLOOR

Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2025. Produced for Symonds & Sampson. REF: 1296494 Symonds

Axm/JP/22.5.25





www. the londonoffice.co.uk 40 ST JAMES'S PLACE SW



SITTING ROOM 24'2 (7.37) x 15'5 (4.70)

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,



FIRST FLOOR

BEDROOM 1

12'7 (3.84)

x 11'8 (3.55)

BEDROOM 2

12'4 (3.77)

x 11'6 (3.50)

Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

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